



Agenda Item Number: 2006-2-6I

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 14, 2006

Department: Zoning, Building, & Planning **Staff Contact:** Sanford Fish, Department Director
Julie Baca, Deputy County Manager for
Community Services

TITLE: Pending Annexations

ACTION: Approval

SUMMARY:

The following annexations to the Village of Tijeras, submitted for review by the Board of Commissioners, are recommended for approval:

AXBC 60-001 The Village of Tijeras requests review of an annexation application by John Baillio for Tract E, Lands of P.W. Cravens and Don Grady, located on the south side of Cravens Road, in Section 23, T10N, R5E, Bernalillo County, New Mexico, containing approximately 5 acres, currently zoned county A-2, with proposed zoning of village Residential-2 (K-29).

AXBC 60-002 The Village of Tijeras requests review of an annexation application by Lawrence and Wanda Olguin for Lots 1 and 2, Block 4, Mountain Homes Estates, located at 11941-43 North Highway 14 and 3 Matterhorn Place, containing approximately 3 acres, currently zoned county A-2, with proposed zoning of village Commercial Business-1 (CB-1) (J-29).

There are no adverse comments regarding these annexations. The parcel included in AXBC 60-001 abuts the current village boundary to the north, northeast and northwest. It is currently vacant and the proposed zoning is consistent with development already existing in the area. The parcels in AXBC 60-002 are adjacent to a larger parcel annexed into the village in 2005. The southern parcel is developed with a single family home, the northern parcel is vacant.

ATTACHMENTS:

1. Department Comments (Fiscal Impact Analysis)
2. Annexation Packets

FISCAL IMPACT

See attached Fiscal Impact Analysis

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

There are no adverse comments pertaining to the proposed annexations and the proposed zoning is consistent with existing development. I recommend approval. TL 1/25/06

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

Recommend Board approve annexation requests as noted herein, since no adversity in doing so exists. JMB 1/24/06

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

AXBC 60001 – No adverse comments to this annexation request. This undeveloped property is located in the East Mountain area and abuts the Village of Tijeras along its northern boundary and the north side of its west boundary. Its south, east and the southerly portion of the west boundaries are adjacent to unincorporated land within the County. Legal access to this property is provided by Craven Road, a Village maintained road, which abuts the northern property boundary and will continue to be maintained by the Village of Tijeras following annexation. At present water and sewer services are not available to this property. Water service may be provided by the Village of Tijeras, however due to elevation similarities with the Village of Tijeras water reservoir on the adjacent property, additional pumping facilities would be required. There are no floodplains located within this property. However, due to the topography of the property, this development shall be coordinated with the County Floodplain Administrator to insure that the drainage needs of the adjacent unincorporated areas are adequately addressed. Grading and drainage plans associated with this development shall be provided to Bernalillo County Public Works Division for review. There are no County Solid Waste accounts within the annexation and therefore no impact to the Solid Waste Department. TW 01-20-06

AXBC 60002 – No adverse comments to this annexation request. This annexation property, located in the East Mountain area, consists of several lots; two developed and one undeveloped. The property abuts the Village of Tijeras along its western boundary, the unincorporated land within the County along its north boundary and the State Right-of-way for North Highway 14 along its east boundary. Legal access to this property is provided by Matterhorn Place, a Bernalillo County maintained gravel road, which intersects with North Highway 14, a State maintained road, to the east. The entire length of Matterhorn Place shall be maintained by the Village of Tijeras following annexation. At present water and sewer services are not available to this property. However water service is expected to be provided by the Village of Tijeras within several years. This service shall be made available to the adjoining parcels located within the unincorporated County. There are no floodplains located within this property. However, due to the topography of the property, this development shall be coordinated with the County Floodplain Administrator to insure that the drainage needs of the adjacent unincorporated areas are adequately addressed. Grading and drainage plans associated with this development shall be provided to Bernalillo County Public Works Division for review. There are no County Solid Waste accounts within the annexation and therefore no impact to the Solid Waste Department.

DEPUTY COUNTY MANAGER FOR PUBLIC SAFETY

There is no adverse impact relative to public safety. “Checker board” annexing has and will continue to require the County and the City Public Safety Departments to make adjustments in their response protocols. Jdantis 01/24/06

FINANCE

See attached Fiscal Impact Analysis.

LEGAL

The Commission’s review and approval/denial of these annexation requests was made possible by the passage of SB 241, which requires Commission approval before the property may be annexed. No adverse comment. PFT 01/24/06